

Housing & Community Development

MEMORANDUM

SHIP/

May 19, 1999 COUNCIL AGENDA ITEM

TO: Robert D. Rawls, Interim Town Administrator

FROM: Shirley Taylor-Prakelt, Coordinator
Housing & Community Development

DATE: May 5, 1999

RE: **Amendment to the Local Housing Assistance Plan (LHAP)**

In 1997, the Town of Davie became an “entitlement” recipient of State Housing Initiatives Partnership (SHIP) Program grant funds; and, on March 19, 1997 the Town adopted Resolution 97-110 approving Broward County’s Local Housing Assistance Plan (LHAP), which was amended to include the Town of Davie.

Although Davie falls under the County’s LHAP, the Town still determines how it’s proportionate share of SHIP grant funds are allocated, and retains oversight of the town-wide single-family home repair program and the CRA’s first-time homebuyer program in the Eastside neighborhood area.

On April 1, 1998, following the recommendations of a nine-member citizen advisory board, the Town Council unanimously adopted the Town’s Affordable Housing Incentive Strategy, by Resolution 98-110. (When the County’s LHAP was developed, the Town had not yet adopted it’s Incentive Strategy).

At this time, the County is proposing the First Amendment to the LHAP for FY 1999-2001 in order to incorporate the Town’s incentives adopted on April 1, 1998, and delete the City of Sunrise from participation in the LHAP as they have chosen to undertake their program independent of the County.

Due to the voluminous nature of the LHAP document, it was incorporated by reference into the attached Resolution, and has been made available to the public at the Housing and Community Development Office.

Approval of this Resolution is required of all municipalities participating in the County-wide SHIP Program. The Town Staff recommends adoption of the Resolution.

Attachment

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE FIRST AMENDMENT TO THE LOCAL HOUSING ASSISTANCE PLAN (LHAP) FOR 1999-2001, UNDER THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM, AS PREPARED BY THE BROWARD COUNTY OFFICE OF HOUSING FINANCE (OHF).

WHEREAS, in 1997 the Town of Davie became an "entitlement" recipient under the State Housing Initiatives Partnership (SHIP) Program, which requires the adoption of a Local Housing Assistance Plan (LHAP); and

WHEREAS, The Town of Davie previously adopted the Broward County LHAP for 1999-2001, and approved the Town's first Affordable Housing Incentive Strategy on April 1, 1998 by Resolution 98-110; and

WHEREAS, Broward County is proposing the First Amendment to the LHAP for FY 1999-2001 in order to incorporate the Town's incentives adopted on April 1, 1998, and to delete the City of Sunrise from participation in the LHAP, as they have chosen to undertake their program independent of the County; and,

WHEREAS, the LHAP is a joint initiative of the municipalities in Broward County, and the State requires a Resolution of support from each municipality for all amendments to the LHAP; and

WHEREAS, due to it's voluminous nature, this amendment to the LHAP was filed with the Town's Housing and Community Development Office, and is herewith incorporated by reference into this Resolution; and

WHEREAS, a synopsis of the Town's Affordable Housing Incentive Strategy is attached as Exhibit "A", and shall be forwarded with the LHAP to the Florida Housing Finance Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1: The First Amendment to the Local Housing Assistance Plan (LHAP) for 1999-2001 developed by Broward County and filed with the Town's Housing and Community Development Office, is hereby adopted.

SECTION 2: This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 1999.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 1999.

Exhibit "A"
Town of Davie
Affordable Housing Incentive Plan
Synopsis of Local Incentives

The Town of Davie's "Affordable Housing Incentive Plan" was adopted on April 1, 1998 by Resolution 98-110, and modified by Resolution 98-175 on May 20, 1998 following review of the proposed Plan, by the Florida Housing Finance Corporation (FHFC). The Town's *Incentive Plan* was approved by the FHFC on June 23, 1998, and includes the following "Incentives":

1) Affordable Housing Definition:

Housing in Davie is considered to be affordable when "the monthly rents or monthly mortgage payments, including taxes and insurance, do not exceed 30% of an amount representing the percentage of the area's median annual gross income for the household, and housing for which a household devotes more than 30% of its income shall be deemed affordable if the institutional first mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark or, for rental housing, rents do not exceed those limits adjusted for bedroom size published annually by the Florida Housing Finance Corporation."

2) Expedited Permit Process:

In February of 1998, the Town's new streamlined, one-stop-permitting process was initiated; and in April 1998, the Town's Housing and Community Development Coordinator was designated as the "liaison" to guide affordable housing developers through the permitting process. In this manner, affordable housing projects/initiatives in Davie, will be expedited to a greater degree than other projects. The Housing and Community Development Coordinator also works closely with the Planning and Zoning Manager and the Town's Chief Building Official to ensure that any "glitches" in the permitting process for affordable housing initiatives are resolved in an expeditious manner.

3) Modification of Impact Fees:

The Director of the Development Services Department was empowered to waive fees covered by Section 326 (d) of the Town Code (Park and Recreation Impact Fees), for affordable housing initiatives. Further, the Town waives building permit fees for private not-for-profit developers of affordable housing that serves individuals or families who earn up to 80% of the median income for the Broward County area, as follows: a) 100% waiver on the first \$200,000 of construction/rehab costs, and b) 50% waiver on the next \$200,000 - 400,000 of construction/rehab costs. The Town also waives the Broward County Housing Authority's "Payment in Lieu of Property Taxes" (PILOT) for the two (2) public housing projects located in Davie. (The Town waives fees in excess of \$22,000 by allowing the Housing Authority to substitute in-kind services to Davie's lower-income residents.)

4) Parking and Set-Back Requirements:

Section 12-308 (b) (1) of the Davie Town Code which permits "administrative waivers or variances", will be amended to permit a waiver of up to twenty-five percent (25%) of that which is permitted by Code, for affordable housing initiatives. The Land Development Code currently allows the Town Administrator and/or designee to

approve “non-use special permit requests” through a written administrative decision; however, this process is currently limited to approving: set-back requirements for principal or accessory buildings or structures, the spacing requirement between principal and accessory buildings, and the height of a building or structure, if they are not increased by more than ten (10) percent of that which is permitted by the Code. Additionally the Code permits administrative approval of the number of parking spaces required, if not reduced by more than 20 percent.

5) Review of Proposed Policies And Procedures That Could Affect the Development of Affordable Housing:

The Development Services Director, who historically reviews Agenda items that deal with “growth management”, identifies those items which may impact housing, and directs them to the Town’s Housing and Community Development Coordinator. The Coordinator then: ensures consistency with the Town’s *Consolidated Plan for Federal Funds*, identifies potential impediments to affordable housing and proposals which could increase the cost of developing affordable housing, and determines the impact upon housing in general. The Housing and Community Development Coordinator will also work closely with the Planning and Zoning Director to ensure consistency with the Town’s Comprehensive Plan.

6) Inventory of Publicly Owned Land:

The Housing and Community Development Office maintains a list of all publically-owned land in Davie that may be suitable for affordable housing. This list will be updated on a regular basis.

*Compiled by:
Shirley Taylor-Prakelt, Coordinator
Housing and Community Development
Town of Davie*